



## 8 Isaacson Drive, Wavendon Gate

£285,000 Freehold

Sought-after location • Two double bedrooms • Good school catchment area • Lounge • Kitchen/ Diner • Modern bathroom • Very well presented • Good size rear garden • Driveway parking • Gas central heating with modern combi-boiler & double glazing

### Entrance Hall

Stairs to first floor, double glazed entrance door, laminate flooring, radiator, door leading to lounge

### Reception

13' 10" x 9' 3" (4.22m x 2.82m)

Contemporary style electric fire inset to a white stone effect surround with mantle over, coving, laminate flooring, thermostat for central heating temperature control, double glazed window to front aspect, radiator.

### Kitchen/ Diner

12' 10" x 9' 2" (3.91m x 2.80m)

Single drainer, stainless steel sink unit with mixer tap, inset to work surface, range of base and eye level storage units, ample additional work surfaces with 'subway' style tiled splash backs, 4 ring hob with extractor over, double oven, plumbing for automatic washing machine and slimline dishwasher, space for tumble dryer, wall mounted combi boiler serving domestic hot water supply and radiators, double glazed window and door to rear aspect, understairs storage cupboard, radiator.

### Landing

Access to part boarded loft space with drop-down ladder

### Bedroom 1

12' 7" x 9' 5" (3.84m x 2.86m)

(maximum measurements narrows to 2.34m and 3.21m)

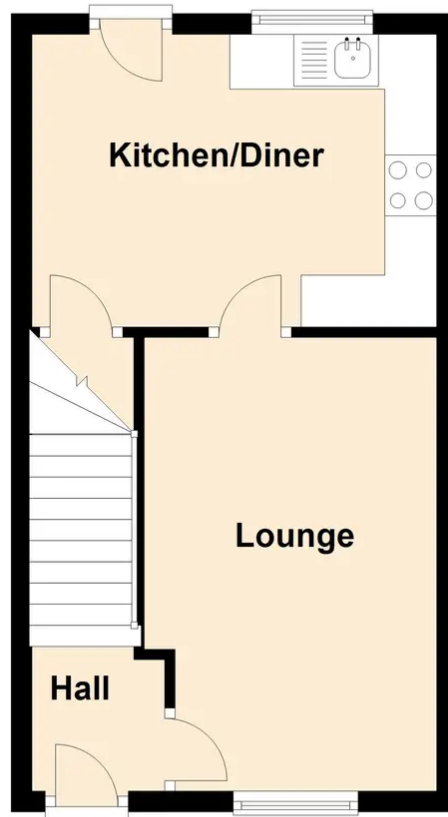
Bank of 2 double wardrobes with draws and hanging space, one single cupboard and 'cubby-hole' storage





## Ground Floor

Approx. 28.4 sq. metres (306.0 sq. feet)



Total area: approx. 57.3 sq. metres (616.5 sq. feet)

This floor plan is for illustration purposes only.  
Plan produced using PlanUp.



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